



Union Miles Neighborhood Master Plan Priorities

June 2018



Prepared for:

Union Miles Development Corporation

9250 Miles Park Avenue | Cleveland, Ohio 44105

www.unionmiles.org



by:

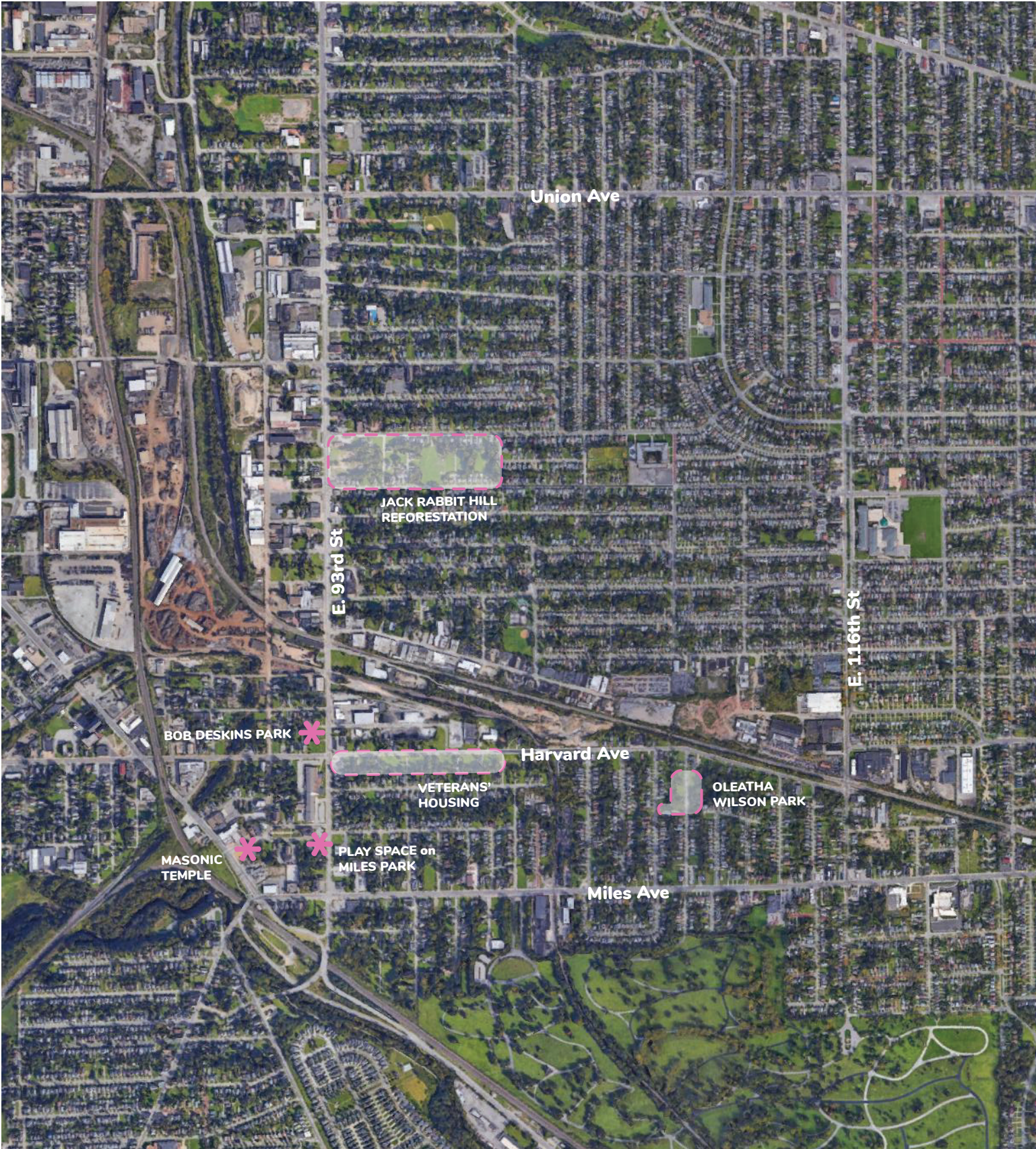
Cleveland Urban Design Collaborative

Kent State University

1309 Euclid Avenue | Cleveland, Ohio 44115

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Union Ave

E. 93rd St

E. 116th St

Bob Deskins Park *

BOB DESKINS PARK

Masonic Temple *

MASONIC TEMPLE

Play Space on Miles Park *

PLAY SPACE on MILES PARK

Veterans' Housing

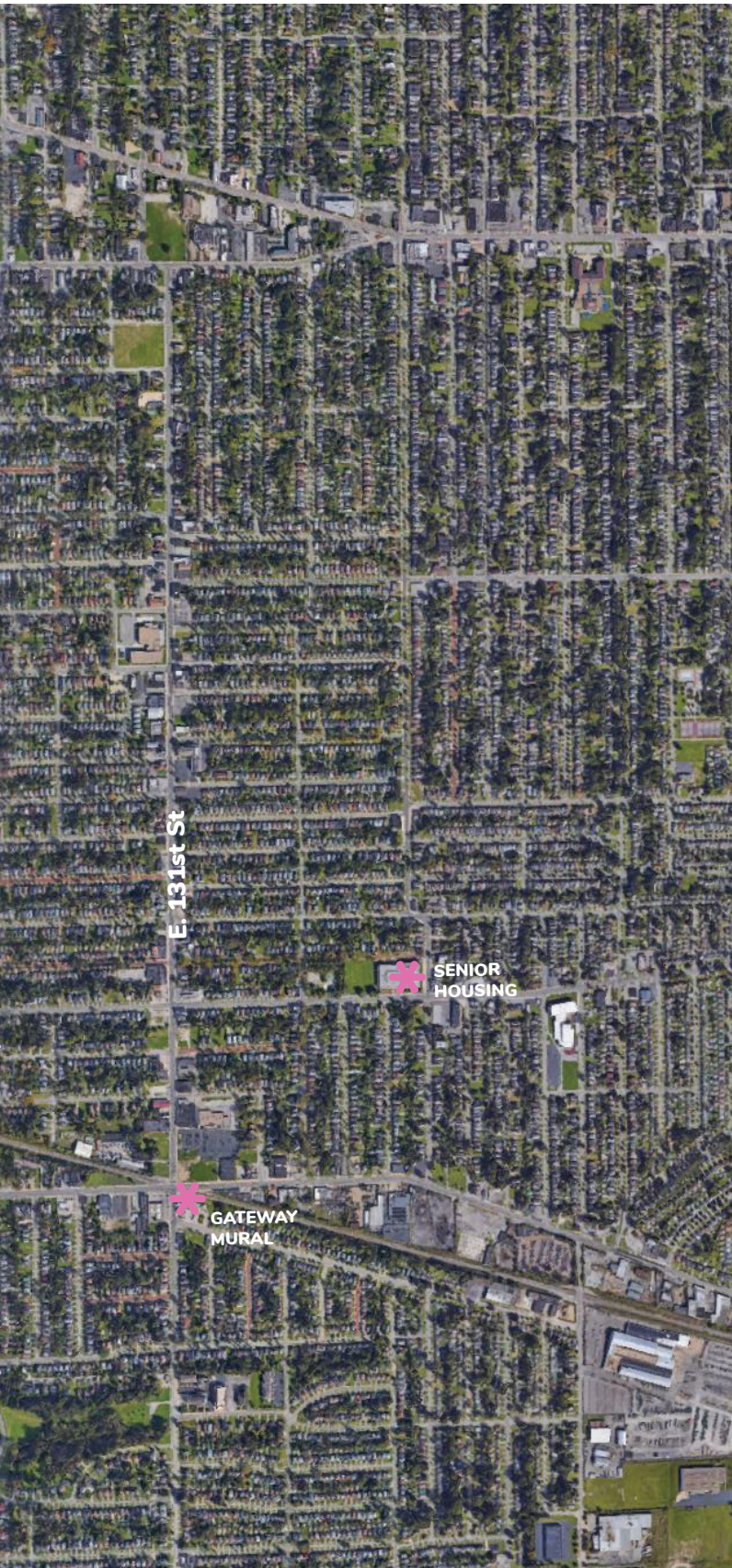
VETERANS' HOUSING

Harvard Ave

Oleatha Wilson Park

OLEATHA WILSON PARK

Miles Ave



Introduction

The work of the Union-Miles Development Corporation has transformed the southeast side of the City of Cleveland through innovative programs, successful physical development and comprehensive community outreach. This was driven by a strategic planning process in 2015, followed by a master planning process in 2016, both of which led the Union-Miles Development Corporation to pursue bold and innovative approaches to community development and neighborhood change.

In the spring of 2018, Union Miles Development Corporation (UMDC) held a community forum to develop a master plan vision for the neighborhood. The goals of this work are:

1. Enhanced livability through green space investments and beautification projects.
2. Neighborhood reinvestment to expand housing choices and revitalize vacant and underutilized properties.
3. Community participation in identifying and implementing priority projects for the neighborhood.

UMDC worked with Kent State University's Cleveland Urban Design Collaborative (CUDC) to facilitate the meeting, gathering feedback, commentary, and concerns from the community on current, pending, and possible future projects in Union Miles. This report summarizes resident input on eleven priority projects for the neighborhood, while also providing plans, drawings, and case study examples to help move each effort forward.

Bob Deskins Park

The landscape design for Bob Deskins Park is already in progress, so community members were able to give specific feedback on the ideas for landscaping and amenities in the park. To distribute costs over a longer period, construction will be phased. UMDc hopes to have the first phase completed by end of summer 2018. The following is a summary of residents' suggestions, comments, and concerns.

How Will the Park be Used?

- It's a small space—it won't be able to accommodate everything.
- Some residents said that since the park is across from a school and intended to provide a learning landscape, then the park should focus on this.
- Others felt that all ages should be welcome—the park shouldn't feel like it's only for kids.

Littering

- Trash receptacles need to be added to the plan, particularly if cook-out areas are included in the park design
- Signage should be posted to remind people clean up after themselves

This solar-powered pavilion in Belgrade's Tašmajdan Park designed by Milos Milivojevic recharges electronics and also incorporates seating and a shade structure. ▶

Safety & Visibility

- Lighting should be the top priority included in phase one of the project.
- A solar-powered lighting source and charging station combo would be beneficial.
- Residents were concerned that if the new park is not adequately monitored it will be vandalized. Could blue cameras be installed to take 24/7 video of the park? Will the park be regularly monitored by police?





Conceptual Plan

Bob Deskins Park Enhancement
 East 93rd and Harvard Avenue, Cleveland
 April 2, 2018

DERU landscape architecture 812 Huron Road E., #111 Cleveland, OH 44115 | 216.466.4355



Rain/Shade Shelters

- Residents would like to see a large covered area for cook-outs, picnics, and family gatherings.
- Seniors would like more places to sit than are illustrated in the current plan, preferably under a shade/rain shelter.
- Since shelter structures are expensive, something might have to be removed from the plan if a shelter is a higher community priority.

◀ Simple and small-scale shelters could protect picnickers from unexpected weather while avoiding the high costs of a larger pavilion.

▲ Current conceptual park design by Deru Landscape Architecture

Gateway Mural

The intersection at E. 131st St and Miles Avenue in the southeastern corner of the neighborhood was previously identified as a potential site for a gateway mural. Ongoing community input on the content, style, and authorship of the mural should be a critical part of the process as this project moves forward.

Community Feedback

- Residents would like to see a mural welcoming people to the neighborhood, and want to ensure that the project also includes the streetscape/landscape improvements.
- There were no specific suggestions for what imagery the mural might include, just a general support for the idea.

Next Steps

1. Work with a graphic designer or local artist, and a landscape architect to develop ideas for the mural and the site.
2. Pursue funding for the project. Possible funding sources include the Cleveland Foundation's Neighborhood Connections program, ioby crowd-funding, and the National Endowment for the Arts' Our Town program.



▲ A free-standing gateway mural, as well as some landscape and pedestrian streetscape improvements, would provide a welcoming gateway into the neighborhood.



Near-term Projects

Oleatha Wilson Park

The design and construction of Oleatha Wilson Park has been completed by the City of Cleveland. The City anticipates that construction of park improvements will be completed by July of 2019.

Community Feedback

- Residents are very focused on adequate lighting.
- Proper monitoring and programming of the park, and related safety concerns, are also priorities for the community.

Next Steps

1. Work with the City of Cleveland to finalize the park design.
2. Develop ideas for community programs in the newly improved park.

Community members' responses to the plan for redesign and expansion of the park were largely positive.



EXISTING DRUM SETS (TYP. OF 2) - RELOCATED



EXISTING BENCHES (TYP. OF 4) - RELOCATED



EXISTING GAME TABLE (TYP. OF 2) - RELOCATED



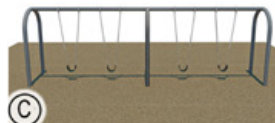
SPRAY PARK



SITE STANDARD PLAY EQUIPMENT - AGE 2-5
GAMETIME



SITE STANDARD PLAY SURFACING
TERRASOFT OR EVERGUARD



SITE STANDARD PLAY EQUIPMENT - ALL AGES
GAMETIME POWERSCAPE SWING



Oleatha Wilson Park

City of Cleveland Parks - Cleveland, OH



SITE STANDARD OUTDOOR LIGHTING
GE EVOLVE LED AREA LIGHT FIXTURE - 30' POLE



SITE STANDARD WOOD BOLLARD



SITE STANDARD WASTE RECEPTACLE
BELSON OUTDOORS - STEEL BASKET



MOST DEPENDABLE
FOUNTAINS-PEDESTAL
DRINKING FOUNTAIN



SITE STANDARD EXERCISE EQUIPMENT
PLAYWORLD: ENERGI-PRIME (FIVE STATION SYSTEM)



OPTIONAL ORNAMENTAL FENCE
AMERISTAR - AEGIS II, 3 RAIL MAJESTIC



OPTIONAL RETAINING WALL
RECON WALL SYSTEMS - CONCRETE

Mid-term Projects

9216 Miles Park Green Space

UMDC envisions turning this vacant lot on Miles Park Avenue into a public park with a focus on spaces for senior outdoor recreation and inter-generational playscapes.

Community Feedback

- If the proposed exercise equipment is metal, it must be properly secured and anchored on the site. Otherwise, residents are concerned that the equipment might be stolen and sold as scrap metal.
- Suggestions for park amenities geared toward senior residents include:
 - Tables for playing chess and checkers.
 - A walking path around the perimeter of the park.

Next Steps

1. Secure AARP funding through the organization's Community Challenge program, which provides quick-action grants to increase neighborhood livability for seniors.
2. Hire a landscape architect who will work with the community to design the park.
3. Pursue other funding opportunities, such as Kaboom!, an organization that funds playground projects. Kaboom! has partnered with Humana to provide grants to communities constructing inclusive intergenerational play areas.



◀ Multi-generational playgrounds feature accessible exercise equipment and ground surfaces, and are designed in such a way that spaces and play equipment for children and adults coexist alongside each other, encouraging intergenerational play.

Learning landscapes and nature playgrounds are parks that feature mostly wood, rocks, and other natural materials. Incorporating these types of play structures could decrease the amount of metal in the park that might attract scrapers. ▶



▲ This park in Glasgow has a brightly colored accessible walking path.



▲ Residents requested outdoor chess/checkers tables.

Senior Housing

While residents were supportive of creating an assisted living facility for older people in the neighborhood, they were adamant that these units needs to be truly affordable.

Comments on Affordability

- Residents expressed some concern about partnering with McGregor, a for-profit company. McGregor’s other assisted living facilities in the region are perceived as expensive.
- The Ivy Plaza senior housing development in Union Miles (where rents are subsidized based on income) could serve as a model for affordability and quality.

Case Study: The Burnham

The Burnham at Woodlawn Park in Chicago, Illinois by Landon Bone Baker Architects is a 5-story, 65-unit affordable housing complex for seniors. It is part of a larger mixed-use, mixed-income development in the neighborhood. It also houses a Resource Center which provides a computer learning center, meeting rooms, and counseling services for residents. Project partners include non-profits like Preservation of Affordable Housing and Local Initiative Support Corporation; local, state and federal governments; and a Community Development Financial Institution (CDFI), IFF.

The building is designed with materials and an overall massing that fit within the context of the neighborhood. ►

A community garden on site with raised planters would benefit residents. ►



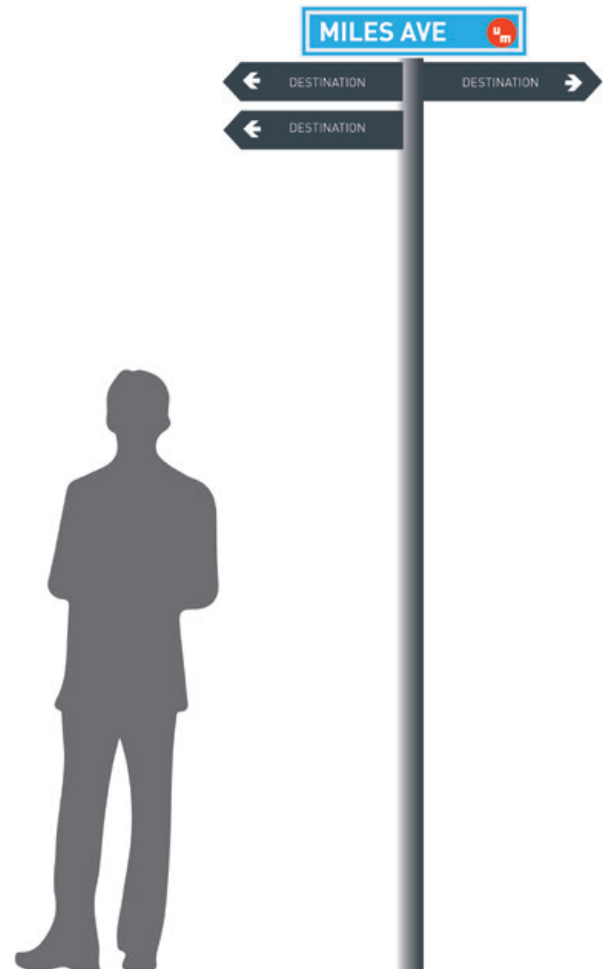
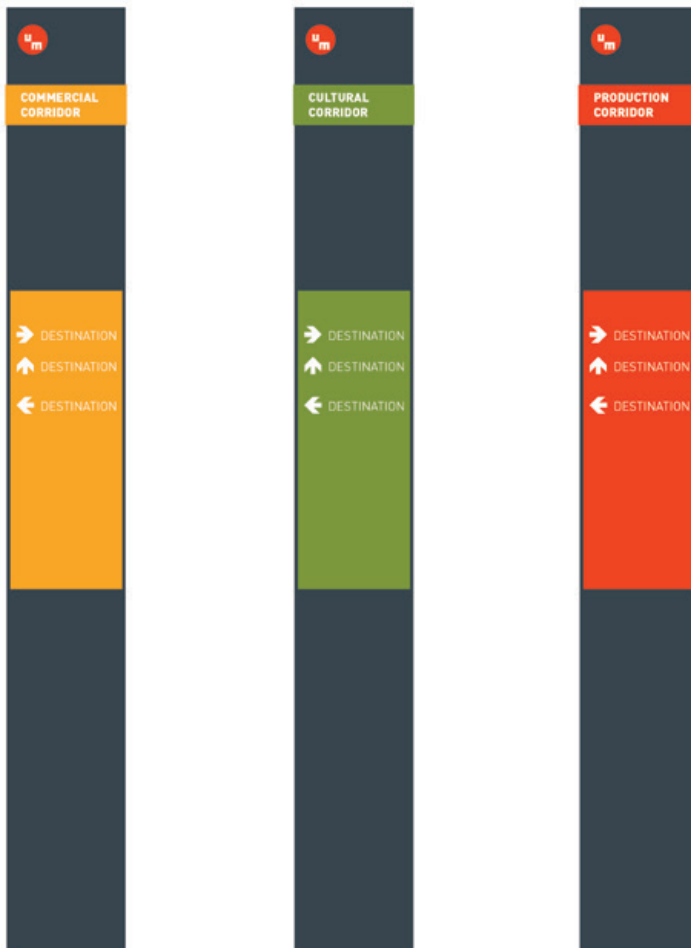


Neighborhood Identity

Creating a graphic identity for Union Miles is a great way to visually represent the sense of community in the neighborhood. The design process can be an effective way to engage residents across generations, as well as business owners, schools, and other local institutions.

Comments

- Resident suggested having a 'Union Miles' sign similar to the large 'Cleveland' signs found in several locations around the city.





▲ These mock-ups show how directional signage and banners can contribute to a cohesive neighborhood identity. Consistent styling, a recognizable color scheme, and well-designed signage not only help with practical matters like wayfinding, but also create a distinct look for the community.

Mid-term Projects

Interpretive Mural Project

Enthusiasm for a mural project is high, with the most positive feedback given in response to efforts already in progress to involve the neighborhood youth. Residents strongly encouraged youth participation throughout the process, from identifying which stories to tell, to designing the murals and installing the artwork.

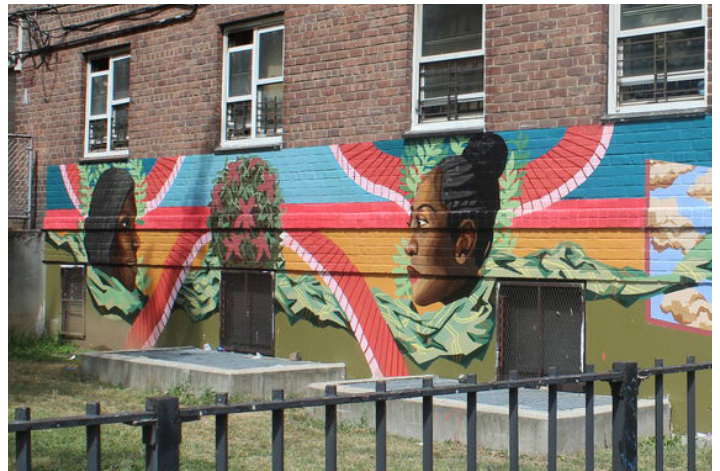
Proposed Themes

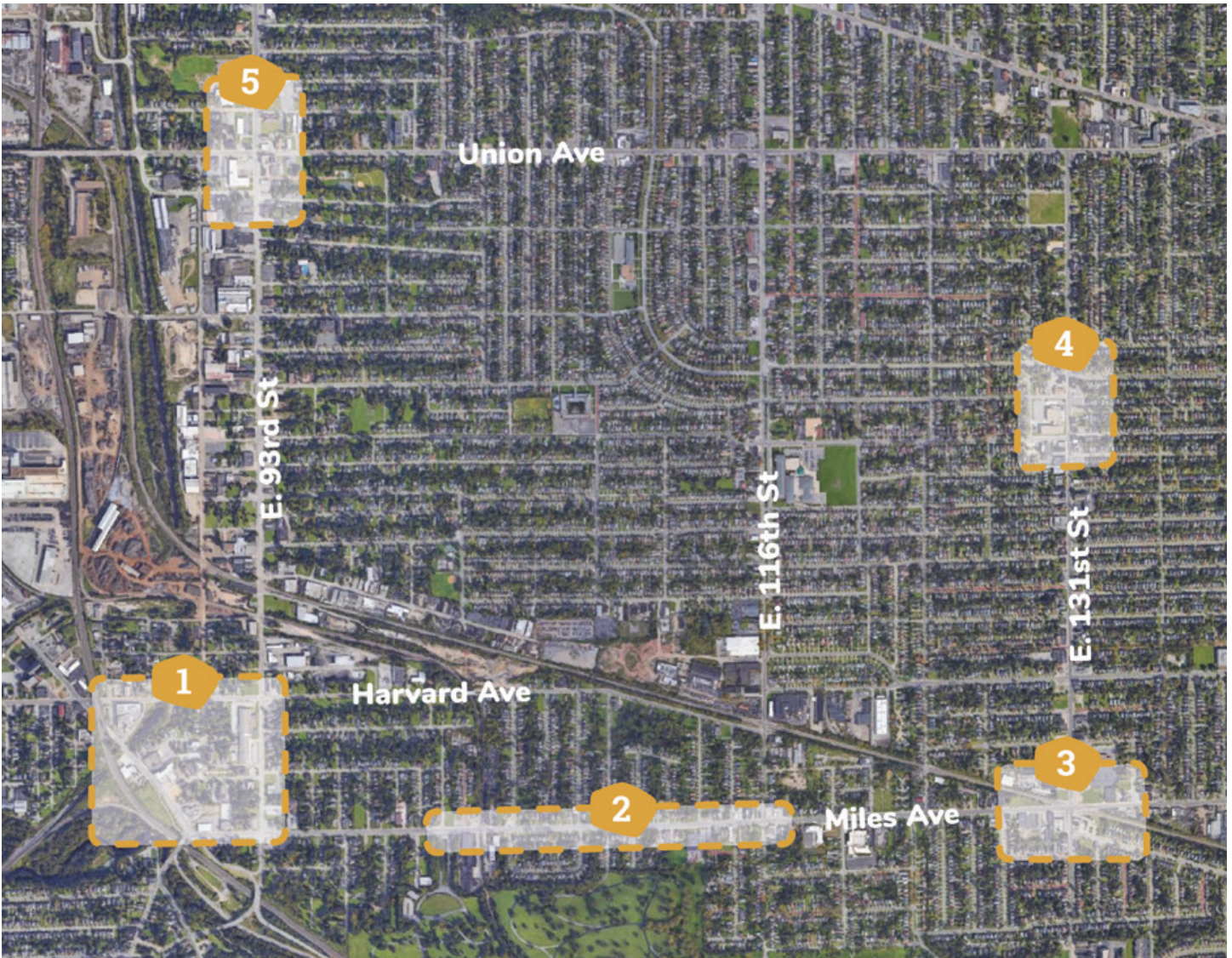
- Native American Life
- Early European Settlers
- Advent of Industry and Immigration
- African American Roots
- The Future

Case Study: Groundswell

Groundswell is a non-profit in Brooklyn, NYC that works with local youth to design and create murals in their neighborhoods. Some of these projects were located at senior living facilities and/or engaged older residents in the process of identifying themes as a way of fostering collaboration across generations and bridging the gap between elder and youth populations. More of Groundswell's mural projects can be found at: <https://www.groundswell.nyc/projects>

The 'Bridges' mural project in Harlem was facilitated by an adult lead artist from the community who guided students as they worked to engage senior residents in the building, identify the story they wanted to tell, and then design and fabricate the mural. ▶





Sites & Strategies for Mural Locations

The above map illustrates a strategy for locating murals in clusters at highly-trafficked areas for maximum visibility. Each ‘district’ could feature one of the five mural themes.

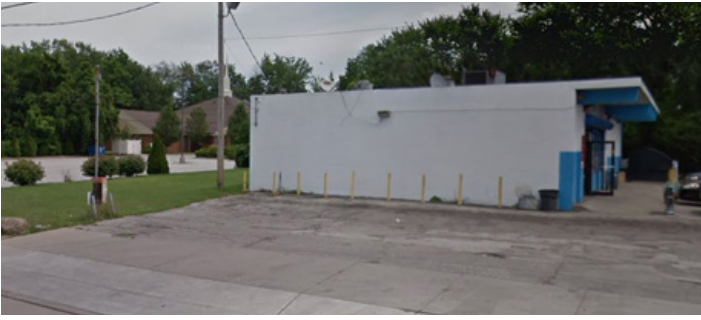
Walls on larger commercial, industrial, or institutional masonry structures with few windows and/or doors provide the best surface for murals. Each of these districts has a high concentration of these types of structures, with several encompassing institutions like schools or community centers where youth are often

present. This type of location is accessible and familiar for potential youth artists so they can be immersed in the entire process: engaging local business owners to find a location, consulting with other community members in the design of the artwork, and ultimately creating the mural.

The collection of images on the following spread shows a handful of options for mural sites in each district.

1

Miles Park Historic District



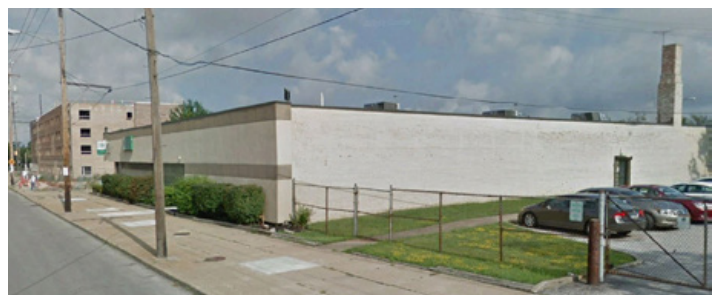
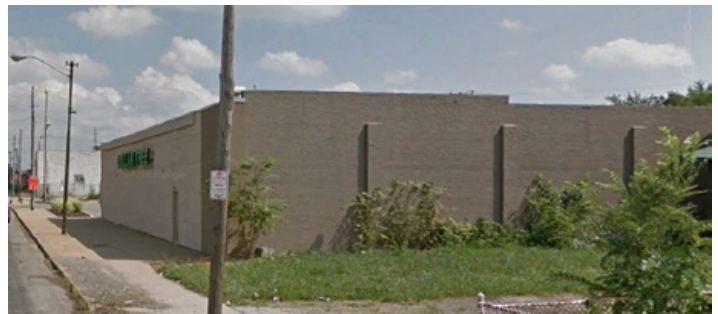
2

Miles Ave



3

Miles Ave @ E. 131st St.



4

E. 131st St



5

Union Ave. @ E. 93rd St.



Veterans Housing

Residents expressed their support for projects serving veterans in the neighborhood. UMDC has identified the Rid-All Partnership as a potential collaborator to help realize a long-term affordable housing project for veterans in Union Miles.

Community Feedback

- Some veterans don't like spending time at the VA facility in Wade Oval. It would be great to provide in alternative place for veterans to receive services.
- Residents like the idea of tiny homes, many have learned about them by watching programs on TV. But it's important for new housing to provide full accessibility for disabled and elderly veterans.

This tiny home village shows a Wisconsin town's strategy for creating low-cost housing for formerly homeless veterans.

These small (but not tiny) homes are clustered around a shared green space; this strategy allows for a greater number of units on the site and contributes to a shared sense of community.

These modular units in Prince George, Canada show how fully accessible residences can be incorporated into an existing neighborhood.

This conceptual site plan shows how around 40 fully-accessible dwelling units, shared green spaces, accessible off-street parking, and a larger resource center, could all be accommodated along Harvard Ave.





Mid-term Projects

Former KFC Building

While the former KFC building at the intersection of Miles Avenue and 116th Street is in need of extensive renovations, UMDc has determined the foundation and structure are sound and plan to move forward with a discussion of reuse strategies. Rehabbing former fast food restaurants for new use can present some unique challenges. The construction methods and materials may not be of the highest quality and the existing design is typically tailored specifically for fast food use, with features like drive-thrus, small dining rooms, and brand-specific finishes. Architects who specialize in adaptive reuse designs are particularly skilled at navigating these types of constraints. Once the community decides what the ideal use for the space would be, UMDc can work with an architect to most effectively retrofit the building and site for new use.

These before and after photos show a restaurant redesign by JZA+D Architects in Princeton, NJ of a closed gas station—a building type with cheap, simple construction similar to fast food establishments. ▶

Suggestions for Use

- Residents liked the idea of the building still being a restaurant, but instead of fast food, most would prefer to see a sit-down restaurant or a food hub.
- Outside of food service, residents saw the potential for the building to provide another necessary service for the neighborhood, such as a laundromat.





▲
To expand seating and make the space more inviting for sit-down dining instead of fast food service, landscaping features were used to transform part of the parking lot into an outdoor seating area.

Masonic Temple Adaptive Reuse

The vacant Masonic Temple occupies a prominent site in the Miles Park Historic District. While in need of major renovation work, the historic building is structurally sound, creating an opportunity for renovation and reuse. Residents were enthusiastic about a range of potential uses, with a particular focus on education, entrepreneurship, and arts programming.

Ideas for Future Use

- Since the building is quite large, perhaps it could have multiple uses.
- Boys and Girls Club to serve neighborhood children.
- Use the space to support workforce development initiatives, such as:
 - Connecting with Polaris for advising and potential collaboration on job skills training in cosmetology and other trades
 - Providing GED courses
- Indoor market would provide a good opportunity for community members to make money selling in a flea market-type setting. This could also support entrepreneurship among young people and other residents in the neighborhood.

Next Steps

- Schedule a meeting with the Cleveland Restoration Society to get their advice on the adaptive reuse of the building. CRS has extensive expertise in this area.
- Conduct a physical assessment of the building with architects and/or engineers who specialize in historic restoration work.

- Conduct a market analysis to determine what kind of businesses, services, and/or programs the area could feasibly support.
- Invite prospective developers to meet with UMDC staff and tour the building.
- Connect with the St. Clair Superior Community Development corporation, which has undertaken similar adaptive reuse projects on historic buildings and has also developed a community food hub.
- Begin fundraising for the project

Case Study: ChiCAT

“Chicago Center for Arts and Technology (ChiCAT) is a state-of-the-art school and community center in Chicago’s near west side. Based on a celebrated model developed by Bill Strickland with the Manchester Bidwell Corporation in Pittsburgh, the program provides after-school arts programs for youth and sector-driven vocational training for adults. In the first two years, ChiCAT has trained 60 adults and 120 youth. Over the next three years, the organization’s goals will increase to training 80 adults and expose 1500 youth from the North Lawndale, Pilsen and Little Village communities to arts and technology programming. The rehabilitated 4-story masonry building includes a range of art-making and audience-building facilities including a performance space, an art gallery, a teaching kitchen, computer labs, art studios, a digital maker space, administrative offices, an exterior terrace, and a landscaped courtyard.” Source: londonbonebaker.com



Brainstorming Other Ideas

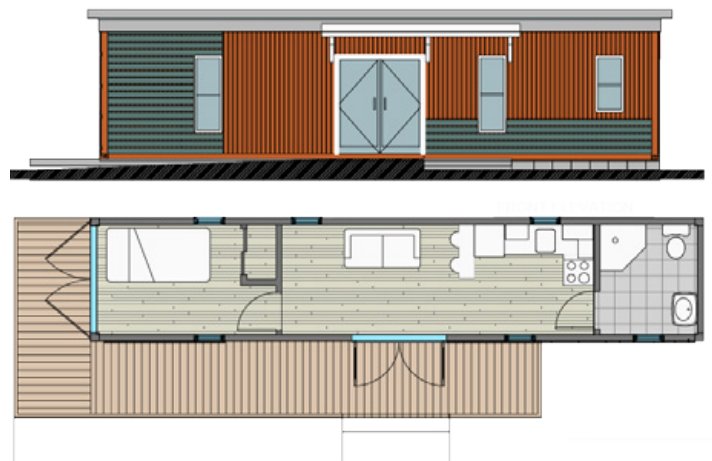


What else would you like to see in your neighborhood?

- Athletic/sports facility, including basketball courts and a skate rink.
- Install more cameras around the neighborhood to catch people who are illegally dumping.
- Develop a children's complex with a bounce house, play facilities, etc.
- Encourage theater/cultural amenities in the neighborhood. The Masonic Temple could possibly include a theater space.
- Connect physical redevelopment work with economic development programs, such as:
 - High school programs to teach young people home renovation skills and other job prep skills.
 - Junior Achievement
 - Encouraging entrepreneurship/viable retail for the neighborhood.
- Hold local business owners accountable for maintenance of their properties.
- John Adams High School football field should add a track to the perimeter.
- Union Miles Development is working with a resident developer on a container home pilot project in the Miles Park area. Container Homes USA is an award winning, minority-owned green business based in Union Miles.

How can programming and development better engage local youth?

- Many long-time residents of the neighborhood are deeply committed to the place where they live and are willing to commit their energy and ideas to achieve neighborhood improvements. But these residents are also interested in fostering engagement with young people in the neighborhood.
- Community members see the interpretive mural project as an ideal opportunity to not only foster youth engagement in the neighborhood, but to create leadership opportunities for young people.
- Commissioned artists and adult mentors can serve in advisory roles by empowering youth to lead a community engagement process surrounding the mural project; supporting youth-led research and design work for the mural artwork; and finally facilitating the fabrication of the mural(s).



Source: Container Homes USA

Appendix: Voting Data

At a community workshop held on 18 May 2018, residents were invited to discuss projects, programs, and investments for the neighborhood and to vote on whether they supported particular ideas. This appendix includes a summary of their votes.

Session Name: 5-15-2018 6-02 PM (1)

Date Created: 5/15/2018 4:02:35 PM

Active Participants: 25 of 25

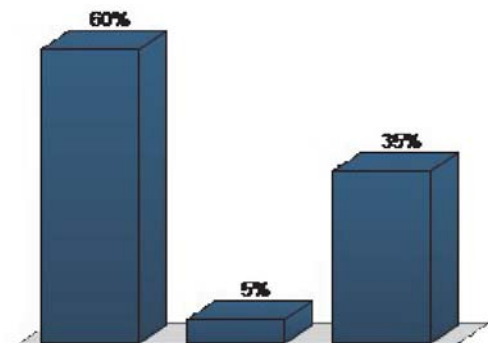
Average Score: 0.00%

Questions: 12

Results by Question

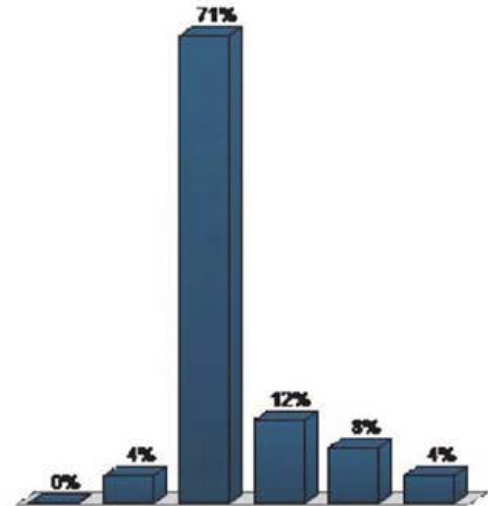
1. Bob Deskins Park (Multiple Choice)

	Responses	
	Percent	Count
Yes, I like these park improvements	60%	12
No, I don't like this project or it's not a priority for me	5%	1
Not sure / need more information	35%	7
Totals	100%	20



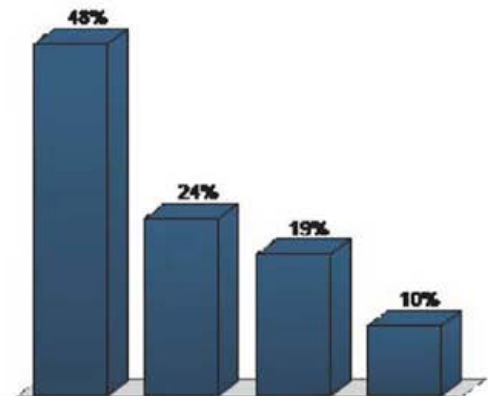
2. Masonic Temple (Multiple Choice)

	Responses	
	Percent	Count
Rehab for housing	0%	0
Rehab for retail/office	4.17%	1
Rehab for community use	70.83%	17
Rehab for a different use	12.5%	3
Don't rehab	8.33%	2
Not sure / need more information	4.17%	1
Totals	100%	24



3. 9216 Miles Park Avenue (Multiple Choice)

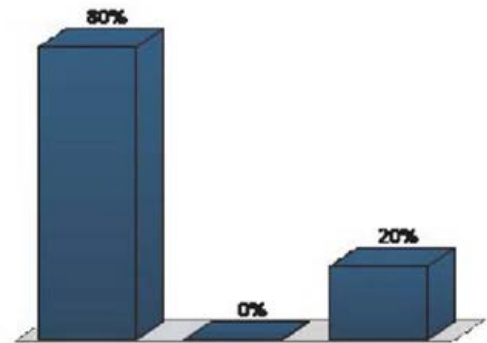
	Responses	
	Percent	Count
YES, I'd like a park in this location	47.62%	10
NO, I don't like this project or it's not a priority for me	23.81%	5
I'm not sure or I'd like more information	19.05%	4
I have a better idea for the site	9.52%	2
Totals	100%	21



No question 4.

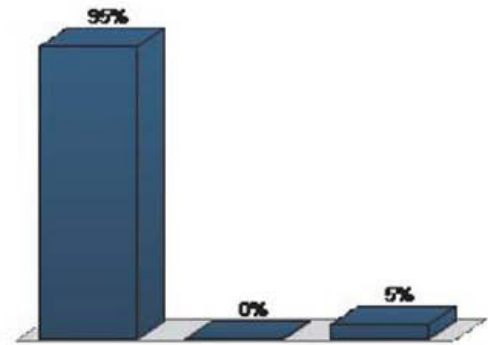
5. Tiny Home Village (Multiple Choice)

	Responses	
	Percent	Count
YES, a Tiny Homes Village would be an interesting addition to the neighborhood	80%	16
NO, I don't like this project or it's not a priority for me	0%	0
I'm not sure or I'd like more information	20%	4
Totals	100%	20



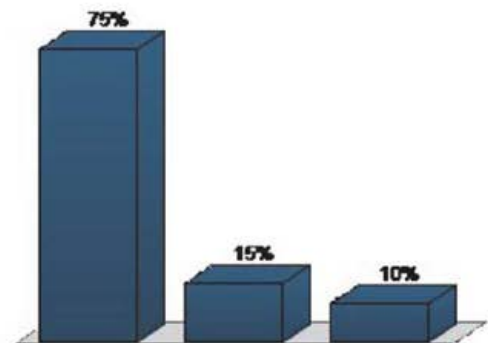
6. Gateway Mural (Multiple Choice)

	Responses	
	Percent	Count
YES, a gateway mural at E 131 St. & Miles Ave. is a good idea	95%	19
NO, I don't like this project or it's not a priority for me	0%	0
I'm not sure or I'd like more information	5%	1
Totals	100%	20



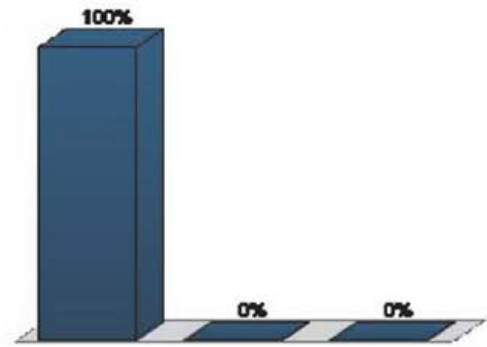
7. Veteran's Memorial Garden (Multiple Choice)

	Responses	
	Percent	Count
YES, a Veteran's Memorial Garden is a good idea	75%	15
NO, I don't like this project or it's not a priority for me	15%	3
I'm not sure or I'd like more information	10%	2
Totals	100%	20



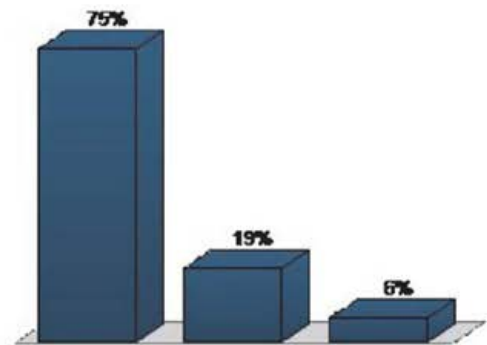
8. Oleatha Wilson Park (Multiple Choice)

	Responses	
	Percent	Count
YES, I like these improvements for Oleatha Wilson Park	100%	20
NO, I don't like this project or it's not a priority for me	0%	0
I'm not sure or I'd like more information	0%	0
Totals	100%	20



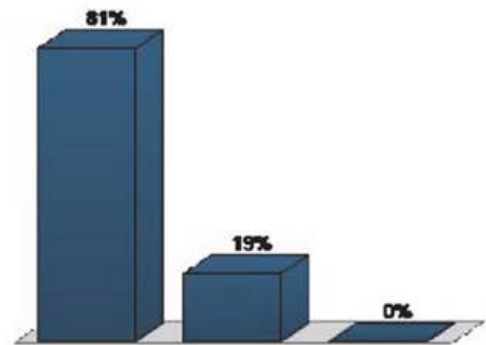
9. McGregor Assisted Living Facility (Multiple Choice)

	Responses	
	Percent	Count
YES, an assisted living facility is a good fit for the neighborhood	75%	12
NO, I don't like this project or it's not a priority for me	18.75%	3
I'm not sure or I'd like more information	6.25%	1
Totals	100%	16



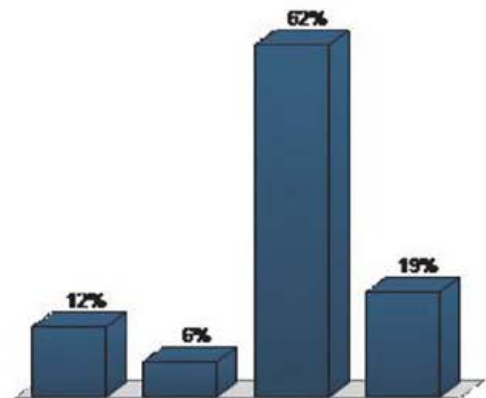
10. Interpretative Mural Project (Multiple Choice)

	Responses	
	Percent	Count
YES, murals will enhance the neighborhood	81.25%	13
NO, I don't like this project or it's not a priority for me	18.75%	3
I'm not sure or I'd like more information	0%	0
Totals	100%	16



11. New Uses for KFC Property (Multiple Choice)

	Responses	
	Percent	Count
Business Incubator	12.5%	2
Co-work Space	6.25%	1
Food Hub	62.5%	10
Other	18.75%	3
Totals	100%	16



12. Neighborhood Branding (Multiple Choice)

	Responses	
	Percent	Count
YES, I like the idea of celebrating neighborhood identity	100%	14
NO, I don't like this project or it's not a priority for me	0%	0
I'm not sure or I'd like more information	0%	0
Totals	100%	14

